SALLISAW PLANNING COMMISSION
REGULAR MEETING

August 2, 2022

5:30 P.M.

Council Chambers
113 North Elm St
Sallisaw, Oklahoma

A G E N D A

1. **Meeting Called to Order**

2. **Declaration of a Quorum**

3. **Consider Approval of Minutes of Regular Meeting of July 5, 2022**

4. **Discuss, consider and take possible action on Case No. PC 2022-005; Rezoning request from agriculture (A-1) to residential (R-1) by Barry and Carolyn Spyres and Jimmy Blanton.**

5. **Discuss, consider and take possible action on Case No. PC 2022-07; Preliminary plat presentation of Behavioral Health Center, an addition to the City of Sallisaw, by CREOKS Mental Health Services, Inc.**

6. **Discuss, consider and take possible action on Case No. PC 2022-09; Preliminary plat presentation of Sallisaw Acres, an addition to the City of Sallisaw, by Cherokee Nation Housing Authority**

7. **Adjourn**

Posted: **August 1, 2022**
Time: **11:45 AM**

Lisa Gabbert

SALLISAW PLANNING COMMISSION

REGULAR MEETING
JULY 5, 2022

MINUTES

The Sallisaw Planning Commission met in a regular meeting on July 5, 2022, in the Sallisaw Council Chambers, located at 113 N. Elm, Sallisaw. Notice of the meeting given by posting at city hall on June 30, 2022 at 3:45 pm; by posting on the City's website; by emailing to Sequoyah County Times; and by giving notice to the City Clerk's Office.

MEMBERS PRESENT:	Brady Bauer	Crystal Sides	
	Ronnie Woodward	Joe Velasquez	Scott Looper
MEMBERS ABSENT:	Tim Brown	Matt Duke	
OTHERS PRESENT:	Kelly Osburn	Bob Carlise	
	Diane Carlise Norton		
STAFF PRESENT:	Keith Miller	Lisa Gabbert	

Meeting called to order at 5:33 p.m. and a Quorum declared present.

MINUTES

The minutes of regular meeting of June 7, 2022 were presented for approval.
Motion made by Looper, seconded by Bauer, for approval of minutes as presented.
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Looper, aye Motion carried 5-0.

Discuss, consider, and take possible action on Case No. PC 2022-004; Preliminary presentation of Drake Prairie Estates, an addition to the City of Sallisaw; by Barry and Carolyn Spyres and Jimmy Blanton.

Keith Miller, Building Development Director, said the property was annexed in the city, and sewer and water extensions will need to take place on the city side. Planning Commission member Brady Bauer had noted there were errors in the legal description in the sections of the plat. The surveyor of the plat, Kelly Osburn, was in attendance and Miller asked Osburn to correct those changes, and recommended the plat presentation be approved.
Motion was made by Bauer to approve the preliminary presentation of Drake Prairie Estates with changes in errors on plat before it goes to council for approval. Seconded by Woodward.
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Looper aye. Motion carried 5-0.

Discuss, consider, and take possible action on Case No. PC 2022-006; Replat of Spring Valley, an addition to the City of Sallisaw by Harris Properties, LLC.

Miller informed the board that the replat from Harris Properties added an acre, extended the road/cul-de-sac to add more frontage to the addition of the acre, and renames the plat from Spring Valley to Harris Valley.
Motion made by Looper to approve the replat of Spring Valley. Seconded by Sides.
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Looper aye. Motion carried 5-0

Discuss, consider and take possible action on Case No. PC 2022-008; Replat of the Lot 4 of the Replat of Lot 2 of James Family Properties Subdivision, Lot 1, 2 and 3, an addition to the City of Sallisaw by 4D Investments.

Miller let the board know the addition of a road from Kerr to No Name was the reason for a replat of the James Family Properties Subdivision. He said all the engineering and ODOT curb cuts have been approved, and recommended the plat be approved.
Motion made by Looper to approve the replat of lot 4 of lot 2 of James Family Properties Subdivision. Seconded by Sides.
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Looper aye. Motion carried 5-0

ADJOURN
Motion made by Looper, seconded by Sides, to adjourn the meeting, there being no further business.
Vote: Velasquez aye, Bauer aye, Sides aye, Woodward aye, Looper aye. Motion carried 5-0.

Meeting ended at 5:42 p.m.

APPROVED this _____ day of _____, 2022

_____
Joe Velasquez, Chairman

ATTEST:

_____
Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date:	August 2, 2022
Board:	Sallisaw Planning Commission
Subject:	

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2022-005; Rezoning request from agriculture (A-1) to residential (R-1) by Barry and Carolyn Spyres and Jimmy Blanton.

INITIATOR: Osburn Land Surveyors, LLC

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Osburn Land Surveyors LLC, agent for Barry and Carolyn Spyres and Jimmy Blanton has requested rezoning from agriculture (A-1) to Residential (R-1). The property is located on West Drake Road. The intent is .

EXHIBITS:
1. PC2022-005 app
2. pc2022-005 PUB
3. Notice of Hearing - Case No. PC 2022-005

KEY ISSUES: None.

FUNDING SOURCE: N/A

RECOMMENDATION: Approval

CASE # PC2022-005

PLANNING COMMISSION

REQUEST TO REZONE

Application is hereby made to the Planning Commission of a recommendation to the City Council for rezoning of the following described property to a District .

Drake Prairie Estates

General Location W. Drake Road
(Street Address)

Present Use of Property Ag

Proposed Use of Property Residential R-1

Record Owner of Property Barry & Carolyn Spyres & Jimmy Blanton

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,
☒ agent for, Osburn Land Sur. ☐ other _____

Are there any Private or Deed Restrictions controlling the use of this property? No

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed _____ Address P.O. Box 1406, Sallisaw

Phone 918-775-9322

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: KM Date 3-16-22

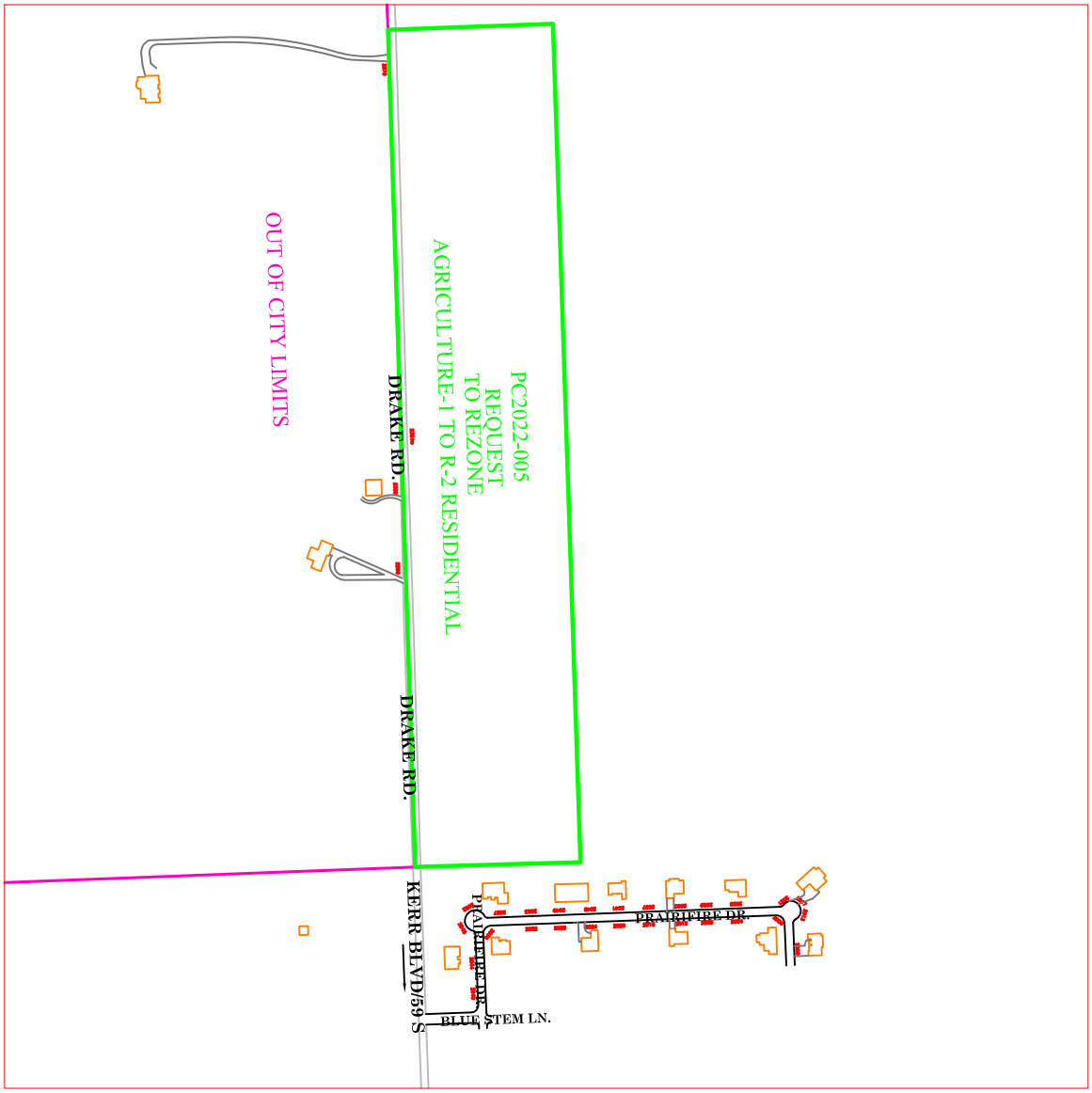
Application No.: _____ Requested: _____

Fee Receipt: 80294162 $250 P.C Recommendation: Approval ____ Denial ____

City Council: _____ Date: _____

Date: _____

Ordinance No.: _____


OUT OF CITY LIMITS
PC2022-005
REQUEST
TO REZONE
AGRICULTURE-1 TO R-2 RESIDENTIAL
DRAKE RD.
DRAKE RD.
KERR BLVD/59 S
PRAIRIEBRE DR.
PRAIRIEBRE DR.
BLUE STEM LN.

NOTICE OF PUBLIC HEARING
ON APPLICATION FOR REZONING

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

A 31.07-acre parcel of land, more or less, less public road right of ways and being subject to any easements of record, being situated in a part of the S/2 S/2 SE/4 of Section 12, Township 11 North, Range 23 East of the Indian Base and Meridian Sequoyah County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on June 6, 2022. The basis of bearing for the described parcel is N89°54'43"W along the South line of the SE/4 of said Section 12 and is more particularly described as:
Commencing at an ODOT brass cap marking the SE corner of said S/2 S/2 SE/4; Thence along the south line thereof, N89°54'43"W 50.00 Feet to a magnail w/shiner for the point of beginning; Thence continuing along said South line N89°54'43"W 2593.47 Feet to an existing #4 rebar marking the the SW corner of said S/2 S/2 SE/4; Thence along the West line thereof N00°07'09"E 521.78 Feet to a #3 rebar w/cap; Thence S89°54'43"E 2593.73 Feet to an existing #3 rebar w/cap; Thence S00°08'53"W 521.73 Feet to the point of beginning.

has filed with the Sallisaw Planning Commission a written application # **PC 2022-005** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to ***rezone from agriculture (A-1) to residential (R-1)***

The undersigned will present said application to the Sallisaw Planning Commission on **August 2, 2022**, at **113 N. Elm, beginning at 5:30 pm**, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this 6th day of July, 2022.

By: **Barry & Carolyn Spyres, Jimmy Blanton**
Owner(s)

or By: **Osburn Land Surveyors, LLC**
Agent

By: **Crystal Sides**
Secretary, Sallisaw Planning Commission

Bill To:
Osburn Land Surveyors, LLC
P.O. Box 1406
Sallisaw, OK 74955

AGENDA ITEM COMMENTARY

Meeting Date:	August 2, 2022
Board:	Sallisaw Planning Commission
Subject:	

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2022-07; Preliminary plat presentation of Behavioral Health Center, an addition to the City of Sallisaw, by CREOKS Mental Health Services, Inc.

INITIATOR:

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Dani Fields of Wallace Designs, agent for CREOKS Mental Health Services, Inc., is presenting a preliminary plat for Behavioral Health Center, for consideration and approval. The property is located 1108 S. Wheeler. The intent is for a behavioral health services center.

EXHIBITS:
1. PC2022-007 App
2. PC2022-007 map
3. PC2022-007 plat
4. PC2022-007 plat2

KEY ISSUES:

FUNDING SOURCE: N/A

RECOMMENDATION:

CASE #_____

ADMINISTRATIVE APPROVAL OF LOT REPLAT

Application is hereby made to the Building Development Director for ADMINISTRATIVE approval of a Single Lot Replat. Recommendation to the Sallisaw Board of Commissioners for approval of the following said action will take place at the next regularly scheduled meeting .

**Legal Description:* A tract in the SE/4 of 32-12N-24E

**Local Street Address or Block:* 1108 N Wheeler, Sallisaw, OK

**Present Use of Property:* Behavioral Health Services Center

**Proposed Use of Property:* Behavioral Health Services Center

**Record Owner of Property:* CREOKS Mental Health Services Inc.

Are there any Private or Deed Restrictions controlling the use of this property?

The information submitted is complete, true and accurate. False or misleading information shall result in forfeiture of fee and application denial.

Address of responsible party: 123 MLK Jr Blvd, Tulsa, OK 74103

*Owner Signature:*_____ *Agent Signature:* Dani Fields Digitally signed by Dani Fields DN: C=US, E=dani.fields@wallace.design, CN=Dani Fields Date: 2022.05.20 14:44:45-05'00'

If other than Owner, both Owner and Agent signatures are required.

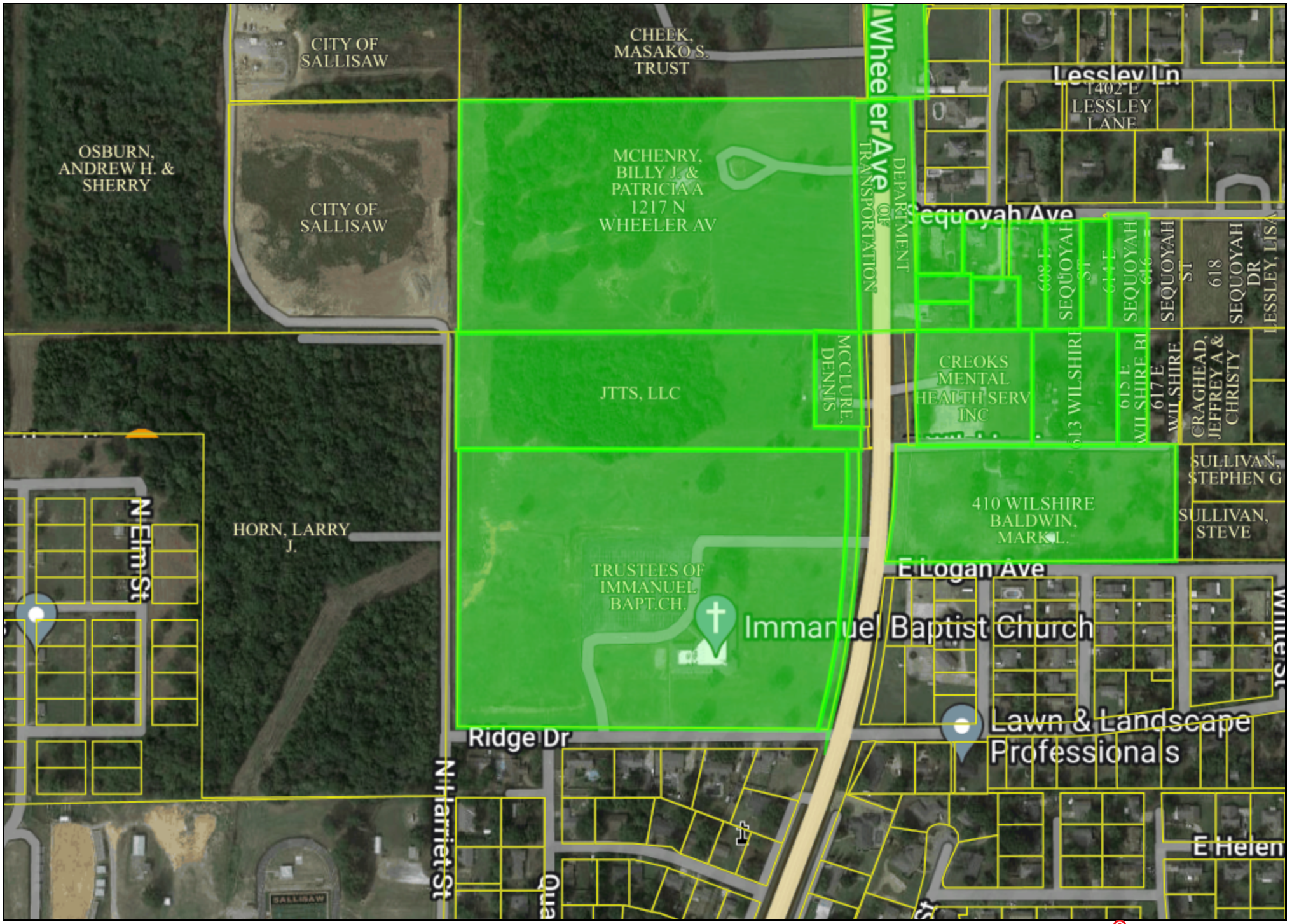
APPLICANT - DO NOT WRITE IN THIS AREA

*Application Received by:*_____ *Fee Received:*_____

*Administrative Reviewer:*_____ *Present Zoning:*_____

Administrative Approval: YES ☐ *NO* ☐ *Rezoning Required: YES* ☐ *NO* ☐

Planning Commission Action : YES ☐ *NO* ☐ *City Council Approval: YES* ☐ *NO* ☐



1 inch = 350 feet

Created By Keith Miller on 6/7/2022 3:58:31 PM *via DataScout OneMap*

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

Real_Estate_Parcels

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18) 0237-00-000-001-0-000-00
19) 0237-00-000-002-0-000-00
20) 0237-00-000-003-0-000-00

Date Created: 6/7/2022
Created By: Keith Miller

via DataScout OneMap

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DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, CREOKS Mental Health Services, Inc., being the sole owner of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP TWELVE (12) NORTH, RANGE TWENTY-FOUR (24) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.) SEQUOYAH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION THIRTY-TWO (32); THENCE S89°49'29"W AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-TWO (32) FOR A DISTANCE OF 989.60 FEET TO THE POINT OF BEGINNING; THENCE S00°08'30"W FOR A DISTANCE OF 304.86 FEET; THENCE S89°50'41"W FOR A DISTANCE OF 339.84 FEET; THENCE N00°17'49"E FOR A DISTANCE OF 128.28 FEET; THENCE N03°02'06"E FOR A DISTANCE OF 176.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-TWO (32); THENCE N89°49'29"E AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-TWO (32) FOR A DISTANCE OF 331.90 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.37 ACRES MORE OR LESS.

have caused the same to be surveyed, staked and platted and have caused the same to be named and designated "Behavioral Health Center", an addition to the City of Sallisaw, Oklahoma. I hereby dedicate to the City of Sallisaw, its successors and assigns, all easements and streets as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

_____

COO- Mike Wise

STATE OF OKLAHOMA
SS
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2022, personally appeared Mike Wise,to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

_____
Notary

My Commission Expires:

_____

(SEAL)

SURVEYOR'S CERTIFICATE

I, Wade Bennett, P.L.S., a competent surveyor and a Registered Professional Land Surveyor under Registration No. 1556, do hereby certify that I have carefully and accurately surveyed and staked the property located on a part of Section 32, Township 12 North, Range 24 East, as described on the plat and that iron pins have been found or #3 rebar with cap #1556 have been placed at all property corners and that the described plat is a true representation of said survey.

Certificate of Authorization: #4502; Expires 6-30-2022

Witness my hand this the _____ day of _____, 2022.

_____
R. Wade Bennett, P.L.S.

STATE OF OKLAHOMA
SS
COUNTY OF TULSA

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2022, personally appeared R. Wade Bennett, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

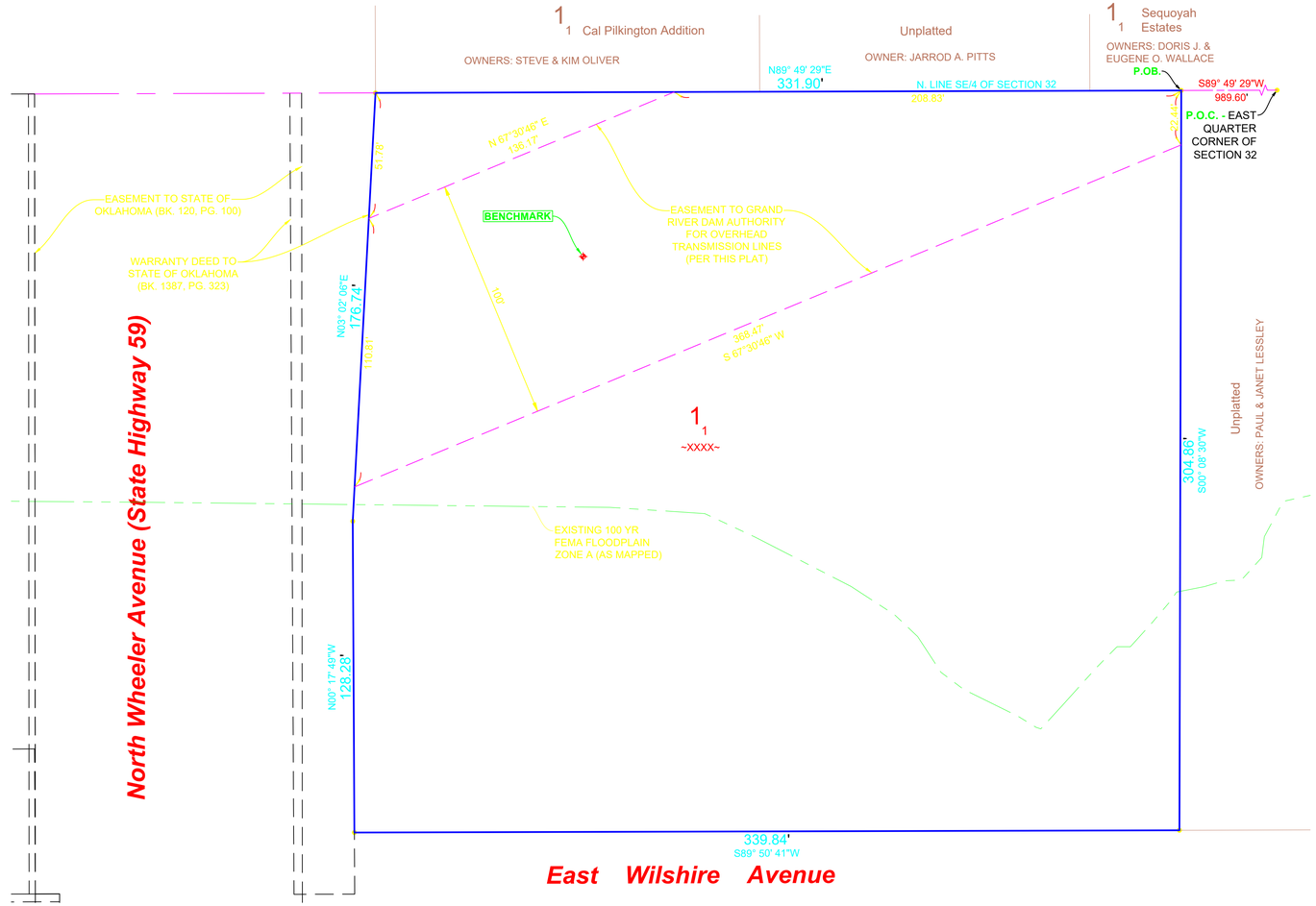
Given under my hand and seal the day and year first above written.

_____
Notary

My Commission Expires:

_____

(SEAL)



APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "Behavorial Health Center", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown therein.

Dated this _____ day of _____, 2022.

CITY OF Sallisaw

_____
MAYOR

ATTEST:

_____
CITY CLERK

(SEAL)

Approval by the City Planning Commission the _____ day of _____, 2022.

_____
CHAIRMAN

_____
SECRETARY

TREASURER'S CERTIFICATE

I, Angela Gist, as Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the _____ day of _____, 2022.

_____
COUNTY TREASURER

NOTES:

Easements affecting this property which may exist prior to the filing of this plat have not been shown.

The Section line passing through this plat is subject to a 33.0' statutory right-of-way (16.5' on each side) as created by Volume 32, U.S. Statutes at Large, Page 722.

Basis of Bearings Based on the North Line of the Southeast Quarter (SE/4) OF Section 32, T-12-N, R-24-E AS N89°49'29"E.

Behavioral Health Center

An addition to the City of Sallisaw, being a part of the SE/4 of Section 32, Township 12 North, Range 24 East, Sequoyah County, Oklahoma.

Date: 6-20-22 Scale: 1"=30'

Owner/Developer: CREOKS Mental Health Services, Inc., Mike Wise, COO

Bennett Surveying, Inc.
210 Chateau Ave./P.O. Box 848
Chateau, OK 74337
Office - (918) (918) 935-0350

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 103,032.27 SF (2.37 ACRES)

BENCHMARK
3/8" IRON PIN
NORTHING=187156.423
EASTING=2926283.381
ELEV=538.26

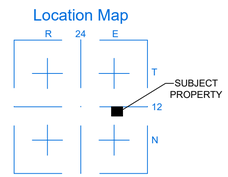
BASIS OF BEARINGS
BASIS OF BEARINGS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, T-12-N, R-24-E AS N89°49'29"E.

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE 3501.
VERTICAL DATUM BASED ON GPS DATA (NAVD88).

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

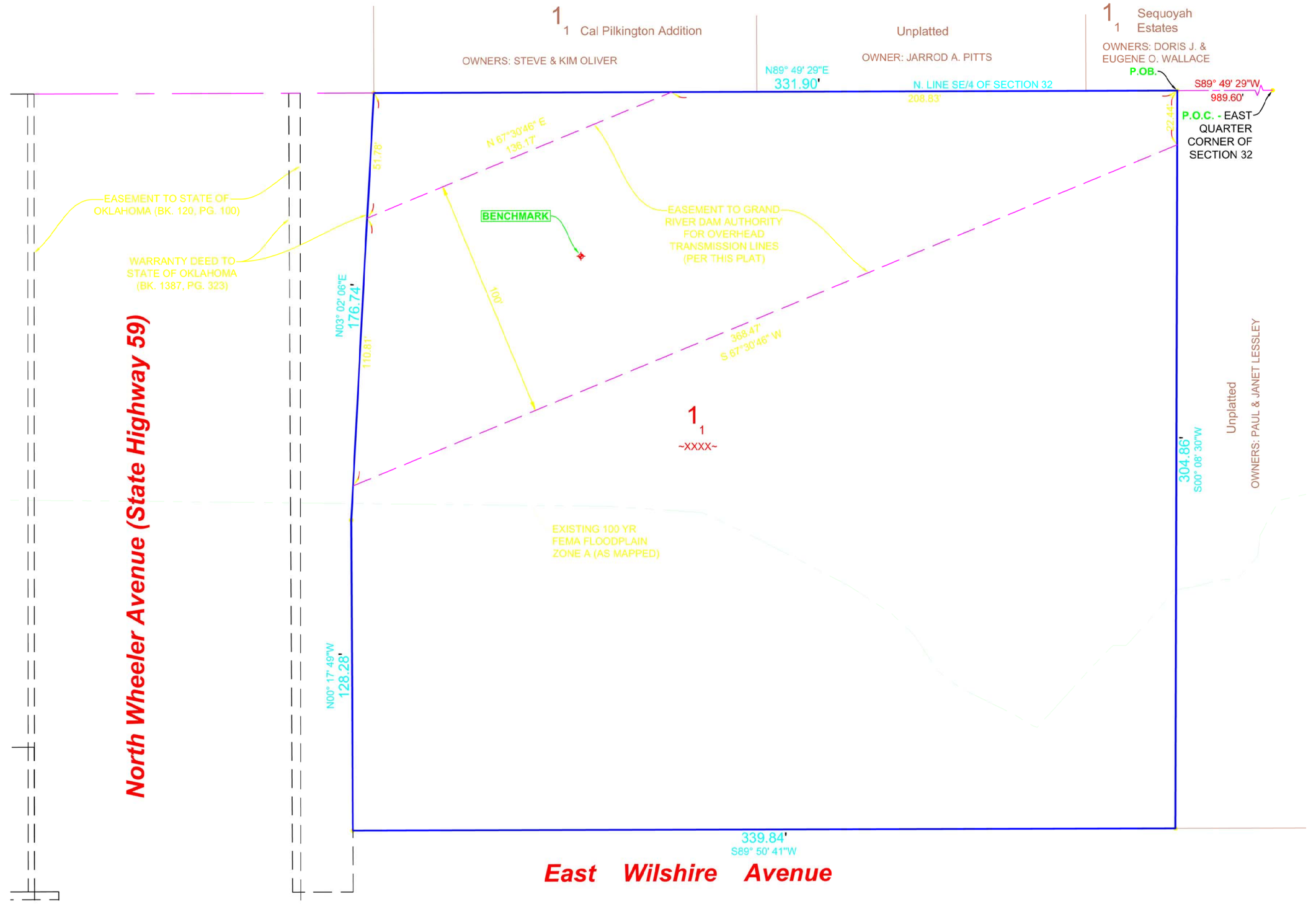
30 15 0 30 60 90
SCALE: 1"=30'

Location Map



Location Map Scale: 1"=3000'
Section 32
Sequoyah County, Okla.

I:\PLANNING COMMISSION\PC2022-007 Creoks\12240070 Preliminary Plat.dwg



Behavioral Health Center

An addition to the City of Sallisaw, being a part of the SE/4 of Section 32, Township 12 North, Range 24 East, Sequoyah County, Oklahoma.

Date: 6-20-22 Scale: 1"=30'

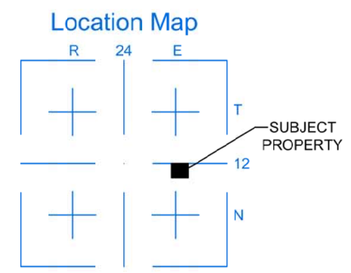
Owner/Developer: CREOKS Mental Health Services, Inc., Mike Wise, COO

Bennett Surveying, Inc.
210 Chouteau Ave./ P.O. Box 848
Chouteau, OK 74337
Office - (918) (918) 935-0350

30 15 0 30 60 90

SCALE: 1"=30'

Location Map



Location Map Scale: 1"=3000'
Section 32
Sequoyah County, Okla.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, CREOKS Mental Health Services, Inc., being the sole owner of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP TWELVE (12) NORTH, RANGE TWENTY-FOUR (24) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.) SEQUOYAH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION THIRTY-TWO (32); THENCE S89°49'29"W AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-TWO (32) FOR A DISTANCE OF 989.60 FEET TO THE POINT OF BEGINNING; THENCE S00°08'30"W FOR A DISTANCE OF 304.86 FEET; THENCE S89°50'41"W FOR A DISTANCE OF 339.84 FEET; THENCE N03°02'06"E FOR A DISTANCE OF 176.74 FEET; THENCE N67°30'46"E FOR A DISTANCE OF 135.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-TWO (32); THENCE N89°49'29"E AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-TWO (32) FOR A DISTANCE OF 331.90 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.37 ACRES MORE OR LESS.

have caused the same to be surveyed, staked and platted and have caused the same to be named and designated "Behavioral Health Center" an addition to the City of Sallisaw, Oklahoma. I hereby dedicate to the City of Sallisaw, its successors and assigns, all easements and streets as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

COO- Mike Wise

STATE OF OKLAHOMA)
) SS
COUNTY OF SEQUOYAH)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____ 2022, personally appeared Mike Wise, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary

My Commission Expires:

(SEAL)

SURVEYOR'S CERTIFICATE

I, Wade Bennett, P.L.S., a competent surveyor and a Registered Professional Land Surveyor under Registration No. 1556, do hereby certify that I have carefully and accurately surveyed and staked the property located on a part of Section 32, Township 12 North, Range 24 East, as described on the plat and that iron pins have been found or #3 rebar with cap #1556 have been placed at all property corners and that the described plat is a true representation of said survey.

Certificate of Authorization #4502, Expires 6-30-2022

Witness my hand this the _____ day of _____ 2022

R. Wade Bennett, P.L.S.

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____ 2022, personally appeared R. Wade Bennett, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary

My Commission Expires:

(SEAL)

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 103,032.27 SF (2.37 ACRES)

BENCHMARK
1/2" IRON PIN
NORTHING=1871156.423
EASTING=2936283.381
ELEV=638.76

BASIS OF BEARINGS
BASIS OF BEARINGS BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, T-12-N, R-24-E AS N89°49'29"E

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE 3501.
VERTICAL DATUM BASED ON GPS DATA (NAVD88).

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby accepts this plat of "Behavioral Health Center", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown thereon.

Dated this _____ day of _____ 2022

CITY OF SALLISAW

_____
MAYOR

ATTEST:

_____
CITY CLERK

(SEAL)

Approved by the City Planning Commission this _____ day of _____, 2022.

_____
CHAIRMAN

_____
SECRETARY

TREASURER'S CERTIFICATE

I, _____, Treasurer of Sequoyah County, Oklahoma, do hereby certify that, to date, the property herein platted and described have been paid or bond placed to secure the same.

Dated this _____ day of _____ 2022

_____
COUNTY TREASURER

NOTES:

Easements affecting this property which may exist prior to the filing of this plat have not been shown.

The Section line passing through this plat is subject to a 33.0' statutory right-of-way (16.5' on each side) as created by Volume 32, O.S. Statutes of Sequoyah Page 422.

Basis of Bearings Based on the North Line of the Southeast Quarter (SE/4) Of Section 32, T-12-N, R-24-E As N89°49'29"E

I:\PLANNING COMMISSION\PC2022-007 Creoks\2240070 Preliminary Plat.dwg

AGENDA ITEM COMMENTARY

Meeting Date:	August 2, 2022
Board:	Sallisaw Planning Commission
Subject:	

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2022-09; Preliminary plat presentation of Sallisaw Acres, an addition to the City of Sallisaw, by Cherokee Nation Housing Authority

INITIATOR:

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: JR Donelson, agent for Cherokee Nation Housing Authority, is presenting a preliminary plat of Sallisaw Acres, an addition to the City of Sallisaw, for consideration and approval. The property is located West of JT Stites and Cherokee Ave. The intent is for two and three unit housing.

EXHIBITS:
1. PC2022-009 app
2. sallplat0519
3. sallgrad0519
4. SALLWAT0519A

KEY ISSUES:

FUNDING SOURCE: N/A

RECOMMENDATION:

PC2022-009

PLANNING COMMISSION

REQUEST FOR PRELIMINARY PLAT APPROVAL

Application is hereby made to the Planning Commission for consideration of a recommendation to the City Council for

SALLISAW ACRES

General Location WEST OF J.T. STITES ST & W. CHEROKEE AVE.
(Street Address)

Present Use of Property VACANT

Proposed Use of Property HOUSING

Record Owner of Property CHEROKEE NATION

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,
☒ agent for, CHEROKEE HOUSING AUTHORITY ☐ other _____

Are there any Private or Deed Restrictions controlling the use of this property? WHEN PLATTED

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed _____ Address 12820 S. MEMORIAL DR., # 100
Phone 918.640.2041 BIXBY, OK. 74008

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: _____ Date: 5-25-2022
_____ Present Zoning _____
Application No.: _____ Requested: _____
Fee Receipt: 3.060376 P.C. Action _____
City Action: _____ Date: _____

Ordinance No.: _____

PRELIMINARY PLAT

SALLISAW ACRES

AN ADDITION TO THE CITY OF SALLISAW, SITUATED IN PART OF GOVERNMENT LOT 1, IN THE NE/4 OF SECTION 1, T-11-N, R-23-E OF THE INDIAN BASE AND MERIDIAN, SEQUOYAH COUNTY, STATE OF OKLAHOMA.

OWNER:
CHEROKEE HOUSING AUTHORITY
P.O. BOX 948
TAHLEQUAH, OK. 74465-0948
CONTACT PERSON: DAVID IGERT
PHONE: 918-456-5482

SURVEYOR:
D. GOSS & ASSOCIATES
12347 HEXWOOD HILL RD.
SAPULPA, OK. 74066
PHONE: 918 - 371-0096
FAX: 918-224-4530
CONTACT: DANIEL S. GOSS
OKLAHOMA PLS: 1316
C.A. NO. 3932 EXP. DATE: 6/30/2023

FINAL PLAT
CERTIFICATE OF APPROVAL
I Hereby certify that this plat was approved by the City Council of the City of Sallisaw
on _____
By: _____
Mayor - Vice Mayor
This approval is void if the above signature is not endorsed by the City Manager or City Clerk.
By: _____
City Manager - City Clerk

R 23 E
T 11 N
HWY 64
J.T. STITES STREET
SECTION 1 LOCATION MAP

SUBDIVISION CONTAINS:
Lots 3
Blocks 1
Date: 5/1/2022
C: SallisawFinalPlat05012022

N
0 25 50 100
SCALE: 1" = 50'

LEGEND

B/L	BUILDING LINE
U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
M.H.	MANHOLE
A/O	ACCESS OPENING
TR	TOP OF RIM
FL	FLOWLINE
ELEV	ELEVATION
(LEGAL)	LEGAL DESCRIPTION
(FIELD)	FIELD DIMENSIONS
520	EXISTING CONTOURS
℄	CENTERLINE
NE/4	NORTHEAST QUARTER

FIRM MAP No. 40135C0405F
REVISED DATE: SEPTEMBER 29, 2010
SEQUOYAH COUNTY, OKLAHOMA

NOTES:
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
2. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE OKLAHOMA STATE PLAN COORDINATE SYSTEM NAD '83 (1993). THE EAST LINE OF SECTION 1 BEING: S01°07'29"E. (ASSUMED)
3. 3/8" IRON PINS WERE FOUND TO EXIST OR SET AT PROPERTY CORNERS.

BENCH MARK:
TOP OF RIM OF EXISTING SANITARY SEWER MANHOLE 'A'.
ELEVATION: 513.38 USC & GS DATUM

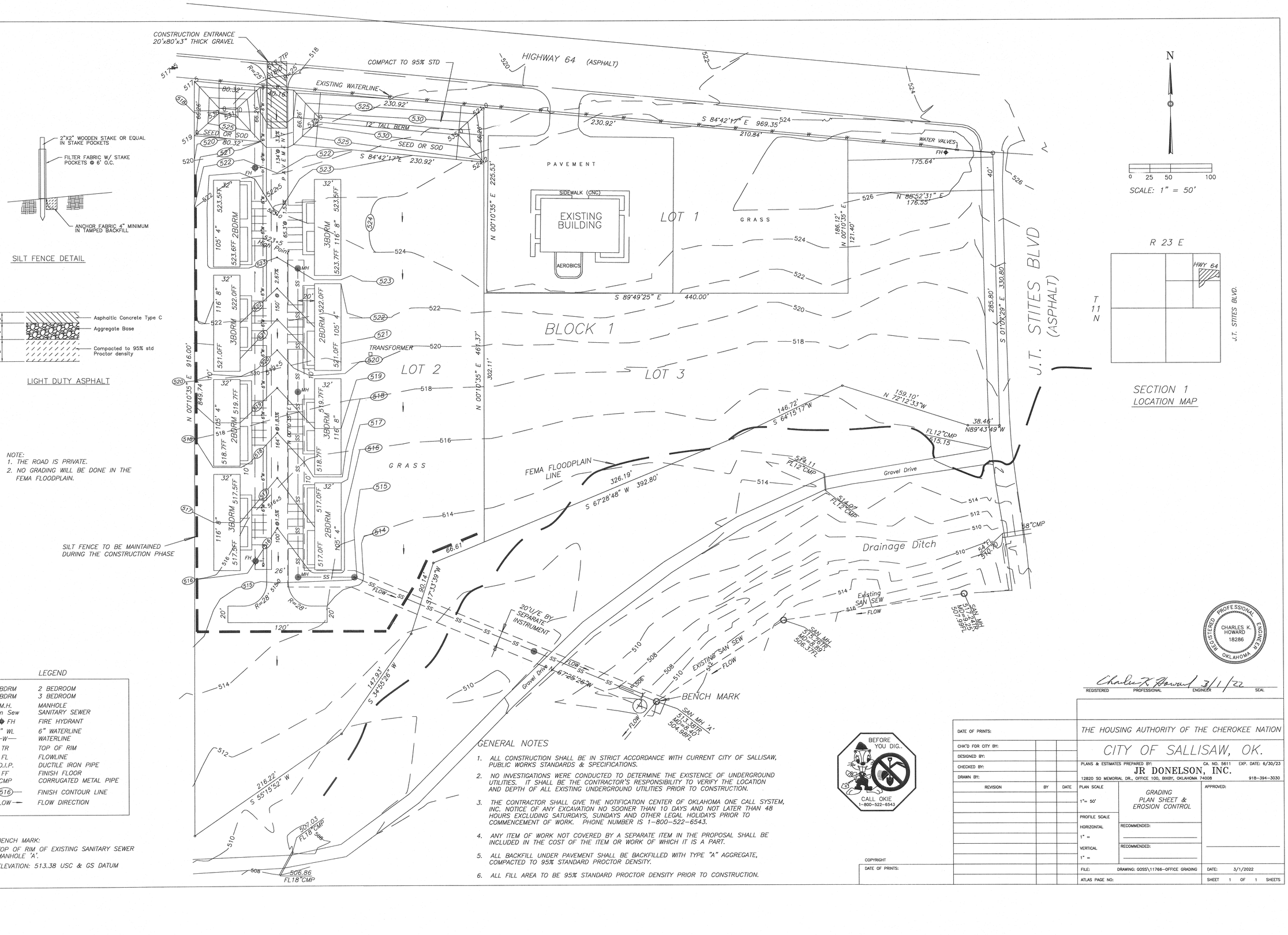
℄ HIGHWAY 64 — W. CHEROKEE AVE. (ASPHALT)
60' | 80.32 L.F. L. N. A. | 40.16 L.F. A/O | 308.52 L.F. LIMITS OF NO ACCESS | 40 L.F. A/O | 500.35 L.F. LIMITS OF NO ACCESS
S 84°52'56" E 969.37' (LEGAL)
S 84°42'17" E 969.35' (FIELD)
441.76'
RES 'C' | RESERVE 'B' | RESERVE 'A'
S 84°42'17"E 230.92'
N 88°52'31" E 175.64'
176.19'
N 88°52'31" E 176.55'
LOT 1 | BLOCK 1 | LOT 2 | LOT 3
N 00°10'35" E 225.53'
N 00°10'35" E 461.37'
N 00°10'35" E 302.11'
S 89°49'25" E 440.00'
N. 4610 ROAD J.T. STITES STREET (ASPHALT)
S 01°07'29" E 330.80' (FIELD)
S 01°17'50" E 330.87' (LEGAL)
20' U/E
FEMA FIRM ZONE 'X'
FEMA FLOODPLAIN LINE
OVERLAND DRAINAGE EASEMENT
S 67°28'48" W 266.76'
S 89°49'25" E 96.86'
S 64°05'55"W 146.73' (LEGAL) 146.72' (FIELD)
N 72°22'11"W 159.11' (LEGAL) 159.10'(FIELD)
N89°43'49"W (FIELD) 38.46'
N89°55'50"W 38.38' (LEGAL)
326.19'
392.80' (FIELD) 392.85' (LEGAL)
S 67°17'46" W
BASE ELEV 514 FLOOD
Drainage Ditch
S 89°55'50" W 733.42' (LEGAL)
SE CORNER GOVERNMENT LOT 1 SECTION 1 T-11-N, R-23-E
POINT OF BEGINNING LEGAL DESCRIPTION
20' U/E BY SEPARATE INSTRUMENT
S 67°25'26"E 320.35'
N 67°25'26"W 316.42'
S 17°23'16" W 90.04' (LEGAL)
S 17°23'39" W 90.14" (FIELD)
S 34°45'14" W 147.96' (LEGAL)
S 34°55'26" W 147.93' (FIELD)
S 55°04'25" W 216.20' (LEGAL)
S 55°15'52" W 216.22' (FIELD)
BENCH MARK EXIST SAN MH 513.38TR 504.98FL
ZONE 'AE'
FEMA FLOODWAY
BASE ELEV 509 FLOOD
BASE ELEV 514 FLOOD
517 BASE ELEV FLOOD

PROPERTY LEGAL DESCRIPTION

A PART OF GOVERNMENT LOT 1 AND A PART OF THE NW/4 OF THE SE/4 OF THE NE/4 IN SECTION 1, TOWNSHIP 11 NORTH, RANGE 23 EAST, SEQUOYAH COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE S89°55'10" W ALONG SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 733.42 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S 17°23'16" W A DISTANCE OF 90.04 FEET TO A 3/8" IRON PIN; THENCE S 34°45'14" W A DISTANCE OF 147.96 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S 55°04'25" W A DISTANCE OF 216.20 FEET TO A 3/8" IRON PIN WITH CAP; THENCE N 0°00'00" E A DISTANCE OF 916.00 TO A 3/8" IRON PIN WITH CAP, BEING ON THE SOUTH RIGHT OF WAY U.S. HIGHWAY 64; THENCE S 84°52'56 E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 969.37 FEET TO A P.K. NAIL; THENCE S 01°17'50" E ALONG THE CENTERLINE OF J.T. STITES STREET, A DISTANCE OF 330.87 FEET TO A P.K. NAIL; THENCE S 89°55'50" W A DISTANCE OF 38.38 FEET TO A 3/8" IRON PINE WITH CAP; THENCE N 72°22'11" W, A DISTANCE OF 159.11 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S 64°05'55" W A DISTANCE OF 146.73 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S 67°17'46" W A DISTANCE OF 392.85 FEET TO THE POINT OF BEGINNING.

LESS PUBLIC ROAD RIGHTS OF WAY AND SUBJECT TO EASEMENTS OF RECORD.

SALLISAW ACRES
DATE OF PREPARATION: May 1, 2022
SHEET 1 OF 3 SHEETS



2"X2" WOODEN STAKE OR EQUAL IN STAKE POCKETS
FILTER FABRIC W/ STAKE POCKETS @ 6' O.C.
ANCHOR FABRIC 4" MINIMUM IN TAMPED BACKFILL

SILT FENCE DETAIL

3"
6"
8"
Asphaltic Concrete Type C
Aggregate Base
Compacted to 95% std Proctor density

LIGHT DUTY ASPHALT

NOTE:
1. THE ROAD IS PRIVATE.
2. NO GRADING WILL BE DONE IN THE FEMA FLOODPLAIN.

LEGEND

2BDRM	2 BEDROOM
3BDRM	3 BEDROOM
M.H.	MANHOLE
San Sew	SANITARY SEWER
FH	FIRE HYDRANT
6" WL —W—	6" WATERLINE WATERLINE
TR	TOP OF RIM
FL	FLOWLINE
D.I.P.	DUCTILE IRON PIPE
FF	FINISH FLOOR
CMP	CORRUGATED METAL PIPE
(516)	FINISH CONTOUR LINE
FLOW	FLOW DIRECTION

BENCH MARK:
TOP OF RIM OF EXISTING SANITARY SEWER MANHOLE 'A'.
ELEVATION: 513.38 USC & GS DATUM

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF SALLISAW, PUBLIC WORKS STANDARDS & SPECIFICATIONS.
2. NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL SYSTEM, INC. NOTICE OF ANY EXCAVATION NO SOONER THAN 10 DAYS AND NOT LATER THAN 48 HOURS EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS PRIOR TO COMMENCEMENT OF WORK. PHONE NUMBER IS 1-800-522-6543.
4. ANY ITEM OF WORK NOT COVERED BY A SEPARATE ITEM IN THE PROPOSAL SHALL BE INCLUDED IN THE COST OF THE ITEM OR WORK OF WHICH IT IS A PART.
5. ALL BACKFILL UNDER PAVEMENT SHALL BE BACKFILLED WITH TYPE "A" AGGREGATE, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ALL FILL AREA TO BE 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION.

BEFORE YOU DIG.
CALL OKIE
1-800-522-6543

REGISTERED PROFESSIONAL ENGINEER
CHARLES K. HOWARD
18286
OKLAHOMA
Charles K. Howard 3/1/22
REGISTERED PROFESSIONAL ENGINEER SEAL

COPYRIGHT
DATE OF PRINTS:

REVISION	BY	DATE

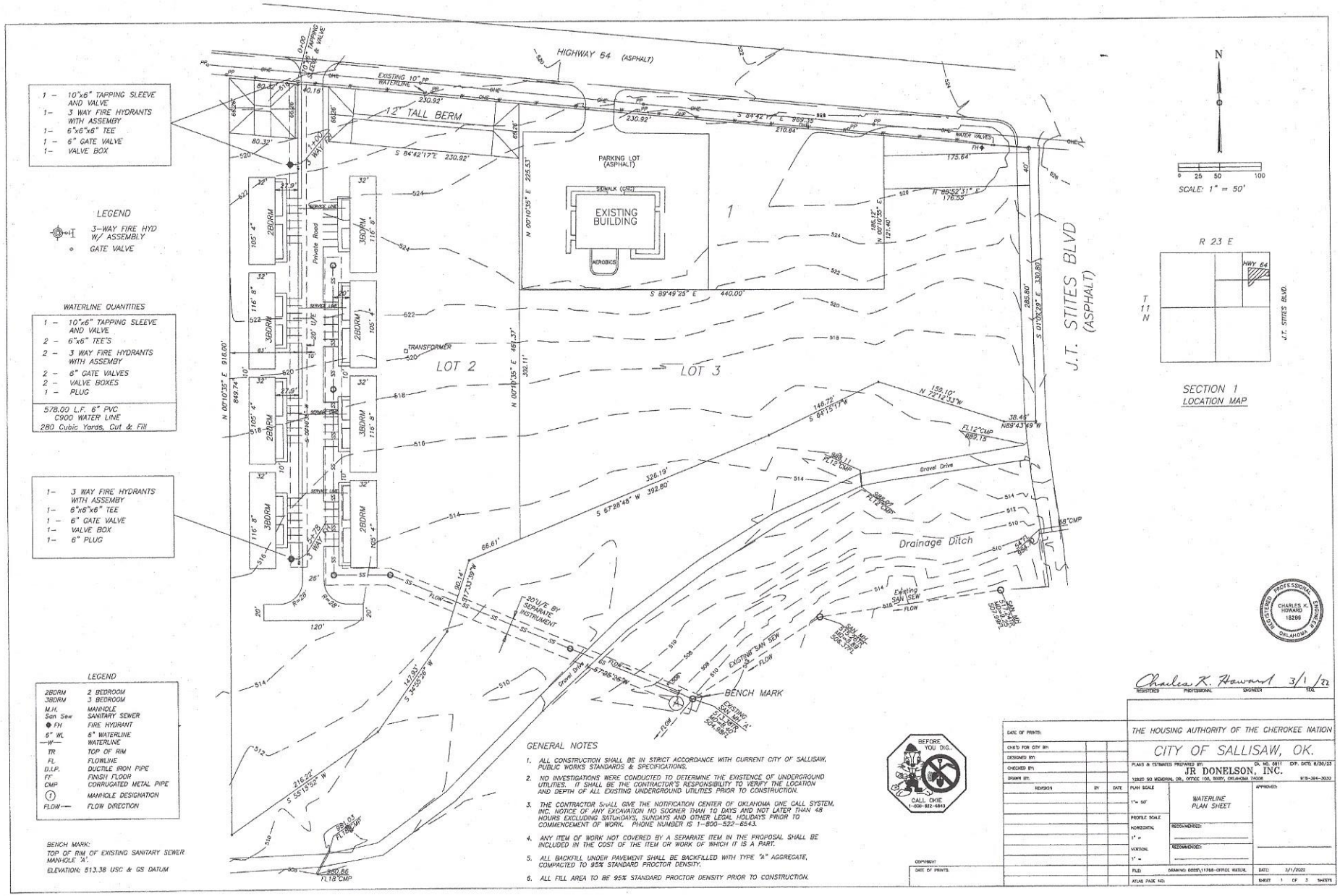
DATE OF PRINTS:
CHK'D FOR CITY BY:
DESIGNED BY:
CHECKED BY:
DRAWN BY:

THE HOUSING AUTHORITY OF THE CHEROKEE NATION

CITY OF SALLISAW, OK.

PLANS & ESTIMATES PREPARED BY: CA. NO. 5611 EXP. DATE: 6/30/23
JR DONELSON, INC.
12820 SO MEMORIAL DR., OFFICE 100, BIXBY, OKLAHOMA 74008 918-394-3030

PLAN SCALE 1"= 50'
GRADING PLAN SHEET & EROSION CONTROL
APPROVED:
PROFILE SCALE
HORIZONTAL 1" =
VERTICAL 1" =
RECOMMENDED:
RECOMMENDED:
FILE: DRAWING: GOSS\11766-OFFICE GRADING DATE: 3/1/2022
ATLAS PAGE NO: SHEET 1 OF 1 SHEETS



HIGHWAY 64 (ASPHALT)
12' TALL BERM
PARKING LOT (ASPHALT)
EXISTING BUILDING
AEROBICS
LOT 2
LOT 3
J.T. STITES BLVD (ASPHALT)
Drainage Ditch
Gravel Drive
BENCH MARK
SCALE: 1" = 50'
R 23 E
T 11 N
HWY 64
J.T. STITES BLVD.
SECTION 1 LOCATION MAP
1 – 10"x6" TAPPING SLEEVE AND VALVE
1 – 3 WAY FIRE HYDRANTS WITH ASSEMBY
1 – 6"x6"x6" TEE
1 – 6" GATE VALVE
1 – VALVE BOX
LEGEND
3-WAY FIRE HYD W/ ASSEMBLY
GATE VALVE
WATERLINE QUANTITIES
1 – 10"x6" TAPPING SLEEVE AND VALVE
2 – 6"x6" TEE'S
2 – 3 WAY FIRE HYDRANTS WITH ASSEMBY
2 – 6" GATE VALVES
2 – VALVE BOXES
1 – PLUG
578.00 L.F. 6" PVC C900 WATER LINE
280 Cubic Yards, Cut & Fill
1 – 3 WAY FIRE HYDRANTS WITH ASSEMBY
1 – 6"x6"x6" TEE
1 – 6" GATE VALVE
1 – VALVE BOX
1 – 6" PLUG
LEGEND
2BDRM 2 BEDROOM
3BDRM 3 BEDROOM
M.H. MANHOLE
San Sew SANITARY SEWER
FH FIRE HYDRANT
6" WL 6" WATERLINE
—W— WATERLINE
TR TOP OF RIM
FL FLOWLINE
D.I.P. DUCTILE IRON PIPE
FF FINISH FLOOR
CMP CORRUGATED METAL PIPE
1 MANHOLE DESIGNATION
FLOW FLOW DIRECTION
BENCH MARK:
TOP OF RIM OF EXISTING SANITARY SEWER MANHOLE 'A'.
ELEVATION: 513.38 USC & GS DATUM
GENERAL NOTES
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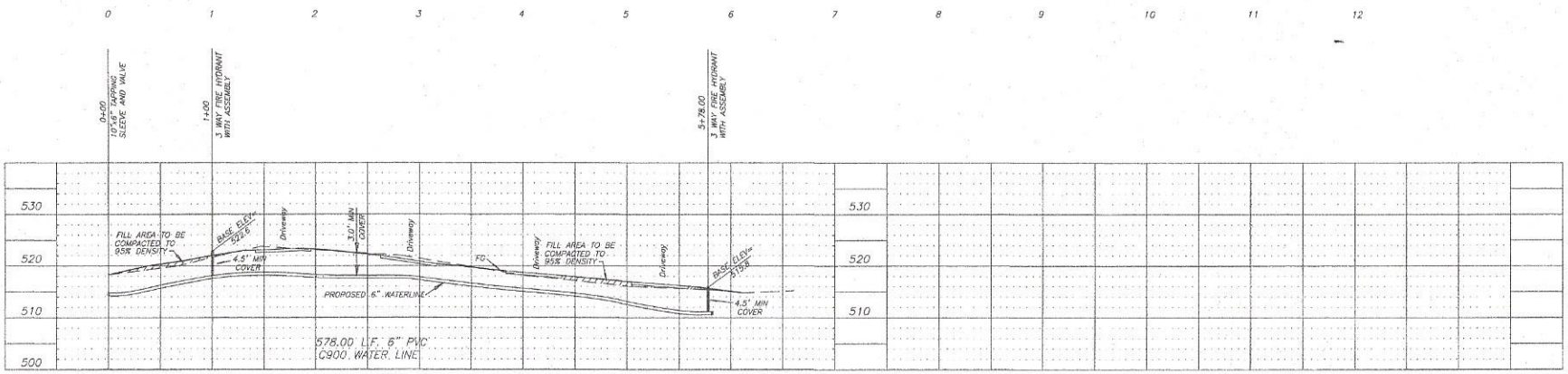
3. THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL SYSTEM, INC. NOTICE OF ANY EXCAVATION NO SOONER THAN 10 DAYS AND NOT LATER THAN 48 HOURS EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS PRIOR TO COMMENCEMENT OF WORK. PHONE NUMBER IS 1-800-522-6543.
4. ANY ITEM OF WORK NOT COVERED BY A SEPARATE ITEM IN THE PROPOSAL SHALL BE INCLUDED IN THE COST OF THE ITEM OR WORK OF WHICH IT IS A PART.
5. ALL BACKFILL UNDER PAVEMENT SHALL BE BACKFILLED WITH TYPE "A" AGGREGATE, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ALL FILL AREA TO BE 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION.
BEFORE YOU DIG... CALL OKIE 1-800-522-6543
Charles K. Howard 3/1/22
REGISTERED PROFESSIONAL ENGINEER SEAL
THE HOUSING AUTHORITY OF THE CHEROKEE NATION
CITY OF SALLISAW, OK.
PLANS & ESTIMATES PREPARED BY: JR DONELSON, INC.
12820 SO MEMORIAL DR., OFFICE 100, BIXBY, OKLAHOMA 74008
WATERLINE PLAN SHEET
DATE: 3/1/2022
SHEET 1 OF 3 SHEETS



GENERAL NOTES

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6. ALL FILL AREA TO BE 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION.
7. WATER LINE TO HAVE A MINIMUM OF 3.0 FEET COVER OVER PIPE.

BEFORE YOU DIG...
CALL OKIE
1-800-522-6543

WATERLINE QUANTITIES

1 –	10"x6" TAPPING SLEEVE AND VALVE
2 –	6"x6" TEE'S
2 –	3 WAY FIRE HYDRANTS WITH ASSEMBY
2 –	6" GATE VALVES
2 –	VALVE BOXES
1 –	6" PLUG
578.00 L.F. 6" PVC C900 WATER LINE 280 Cubic Yards, Cut & Fill	

LEGEND

PROP	PROPOSED
MIN	MINIMUM
FH	FIRE HYDRANT
ELEV	ELEVATION
L.F.	LINEAL FEET
FG	FINISH GRADE
NG	NATURAL GROUND

REGISTERED PROFESSIONAL ENGINEER
CHARLES K. HOWARD
18286
OKLAHOMA

Charles K. Howard 9/30/21
REGISTERED PROFESSIONAL ENGINEER SEAL

THE HOUSING AUTHORITY OF THE CHEROKEE NATION

CITY OF SALLISAW, OK.

PLANS & ESTIMATES PREPARED BY: CA. NO. 5611 EXP. DATE: 6/30/23
JR DONELSON, INC.
12820 SO MEMORIAL DRIVE, OFFICE 100, BIXBY, OKLAHOMA 74008 918-394-3030

CHK'D FOR CITY BY:		
DESIGNED BY:		
CHECKED BY:		
DRAWN BY:		
REVISION	BY	DATE

PLAN SCALE 1" =
PROFILE SCALE
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

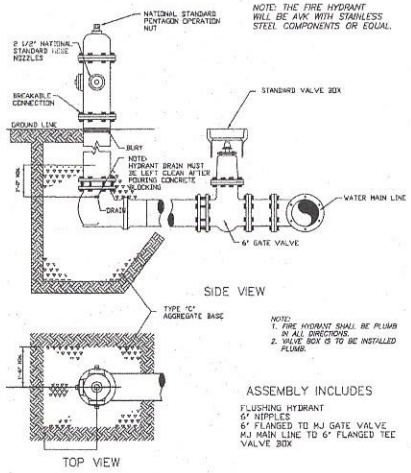
WATERLINE PROFILES

RECOMMENDED: DEVELOPMENT SERVICES MANAGER
RECOMMENDED: ENGINEERING DEPUTY DIRECTOR

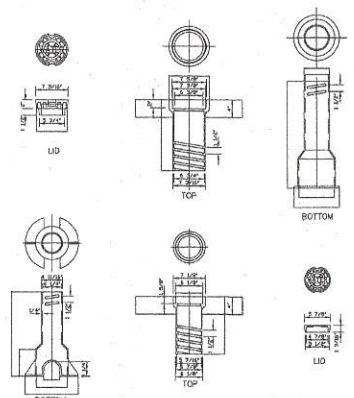
APPROVED:
CITY ENGINEER

COPYRIGHT
DATE OF PRINTS:

FILE: DRAWING: COSS\11786-OFFICE WATER.
ATLAS PAGE NO.
DATE: 9-09-2021
SHEET 2 OF 3 SHEETS

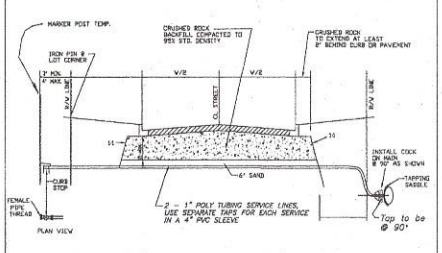


FIRE HYDRANT DETAIL



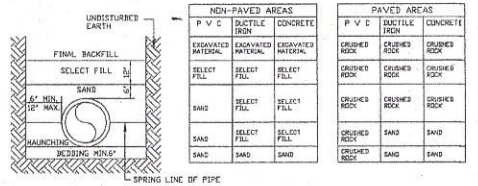
NOTES:
1. WATER LINE CONTRACTOR TO PLACE 2 FOOT SQUARE CONCRETE PAD AROUND EACH WATER VALVE AFTER FINAL GRADING HAS BEEN COMPLETED AND TRENCHES HAVE SETTLED.

VALVE BOX DETAIL



NOTES:
1. LOT CORNERS SHALL BE STAKED PRIOR TO CONSTRUCTION OF SERVICE LINES.
2. CROSSING TO BE ON LOT LINE.
3. DETECTABLE MYLAR MARKING TAPE (LIFEGUARD TYPE II OR EQUAL) TO BE INSTALLED OVER SERVICE AS SHOWN.
4. CROSSING NOT REQUIRED IN LOOPED CUL-DE-SAC.
5. CROSSING TO BE INSPECTED BEFORE TRENCH IS BACKFILLED.
6. ALL ROAD CROSSINGS SHALL BE ENCASED IN 2 INCH SCHEDULE 40 PIPE FOR SINGLE METER SETS OR 4 INCH FOR MULTIPLE METER SETS.

DUAL LONG WATER LINE TAP DETAIL



NON-PAVED AREAS		
P V C	DUCTILE IRON	CONCRETE
EXCAVATED MATERIAL	EXCAVATED MATERIAL	EXCAVATED MATERIAL
SELECT FILL	SELECT FILL	SELECT FILL
SAND	SELECT FILL	SELECT FILL
SAND	SELECT FILL	SELECT FILL
SAND	SAND	SAND

PAVED AREAS		
P V C	DUCTILE IRON	CONCRETE
CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
CRUSHED ROCK	CRUSHED ROCK	CRUSHED ROCK
CRUSHED ROCK	SAND	SAND
CRUSHED ROCK	SAND	SAND

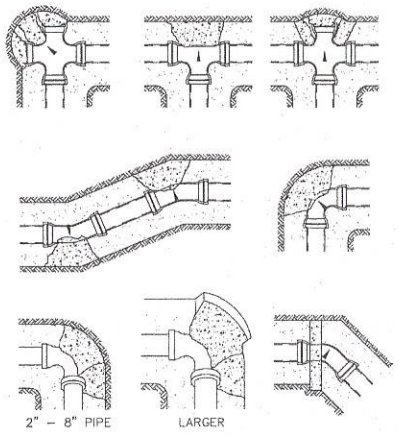
NOTES:
1. SELECT FILL CONSISTS OF EXCAVATED MATERIALS CONTAINING NO ROCKS LARGER THAN 2 INCHES.
2. CRUSHED ROCK SHALL BE ODOT TYPE A BASE.
3. BEDDING REQUIRED ONLY FOR ROCK EXCAVATION.
4. COMPACTION REQUIREMENTS:
   a. NON- PAVED AREAS: 90% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS AND 85% FOR COHESIVE SOILS.
   b. PAVED AREAS: 95% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS.
5. FILLS OVER 10 FEET DEEP - MATERIAL IN THE AREA FROM SELECT FILL TO BEDDING SHALL BE 3/4" CRUSHER RUN WELL GRADED.
6. FLOWABLE FILL MAY BE SUBSTITUTED FOR ALL MATERIALS IN ROAD CROSSING.

BEDDING DETAIL

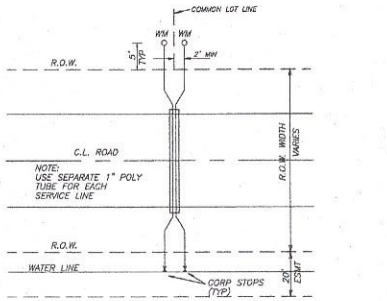
NOTES

1. All water distribution systems shall be designed in accordance with the current City of Sallisaw Land Subdivision Code and constructed in accordance with the current Sallisaw Standard Construction Specifications.
2. All construction shall be in accordance with standards published in OAC 252:626.
3. 252:626-19-2-(2) BEDDING.
   Provide continuous and uniform bedding in the trench for all buried pips. Tamp backfill material in layers around the pipe and to a sufficient height above the pipe to adequately support and protect the pipe. Remove all stones found in the trench to a depth of a least 6 inches below the bottom of the pipe.
4. 252:626-19-2-(5) PRESSURE AND LEAKAGE TESTING.
   Test the installed pipe for leakage in accordance with AWWA standard specifications. The design working pressure of the pipe must not exceed 2/3 of the rated pressure of the pipe. Leakage must not exceed 10 gal/in diameter per mile of pipe per 24 hours at 150 psi testing pressure.
5. 252:626-19-2-(6) DISINFECTION.
   Following disinfection, according to American Water Works Association (AWWA) standard specifications, obtain safe bacteriological samples on 2 consecutive days before placing the waterline into service.
6. All work performed shall meet or exceed the design shown in these contract drawings and the contract specifications.
7. The Contractor shall be held solely responsible for the safety of all persons at the project site during the Contractor's performance of work. The Contractor's said responsibility shall be continuous and shall not be limited to daylight hours.
8. The Contractor shall implement all construction measures and procedures necessary for the protection of properties adjacent to the project site. The Contractor shall be held solely responsible for damage to adjacent properties.
9. The Contractor shall "Call Okie" at (800) 522-6543 at least 48 hours prior to grading or excavation activities.
10. The Contractor shall remove from the site all trash, debris, and rubbish resulting from demolition and construction activities at the site. Disposal of materials shall conform to all local, state , and federal regulations.
11. The contractor shall field verify the size and location of existing water lines before work begins.
12. All materials and construction shall conform to the Oklahoma Department of Environmental Quality (DEQ), Public Water Supply Construction Standards.
13. All materials, construction, and leakage testing shall conform to the City of Sallisaw details and specifications.
14. All water mains shall have a minimum of 30" of cover.
15. All new, cleaned, or repaired potable water mains shall be disinfected in accordance with the Department's Rules for Public Water Supply Operation, 0252:630. Water with 50 to 100 parts per million of chlorine shall be allowed to stand 24 hours and develop a residual of at least 10 parts per million of chlorine. The spent solution should be drained and replaced with potable water.
16. Water mains shall be located at least 10 feet horizontally and 2 feet vertically from any existing of proposed sewer lines, storm sewers, raw water lines, oil and gas lines, and buried electrical lines.
17. Contractor shall perserve and protect all existing facilities. Contractor shall be responsible for contacting all utility owners at least 48 hours prior to any construction in areas where existing utilities are located.
18. Contractor shall be responsible for any and all damages done to any fences, roads, existing structures, and existing utilities.
19. All work shall be confined to the provided utility easements at all times unless directed otherwise by the City of Sallisaw inspector.
20. All extra work, dumping of materials, and/or any work done outside of the provided utility easements, shall require a signed and notarized letter of permission from the property owner.
21. Contractor shall restore all disturbed areas to existing condition and shall remove all debris from the jobsite.
22. Contractor shall furnish and place warning signs, barricades, and flagon if necessary for all work within the public right-of-way.
23. All steel sleeves (casing) shall be welded together and shall be pressure tested if requested by the City of Sallisaw inspector.
24. No joints shall be allowed inside of any sleeve (casing) that is 40 feet or less in length.
25. All drives and roads that are open cut shall be backfilled and compacted (full depth with 3/4-inch crusher run) to 95% standard proctor density.
26. No connections to existing water lines or maters shall be made without the presence of the City of Sallisaw Inspector.
27. No connections to existing water lines or maters shall be made until the proposed water line has been pressure tested, passed inspection, and required water samples have met DEQ requirements.
28. All highway, road, and paved driveway crossings shall be sleeved in accordance with the encasement assembly detail.
29. Fire hydrants shall be AVK or approved equal. Fire hydrants shall not be installed on water lines smaller than 6" inches in diameter.
30. All valves shall be AVK with stainless steel components.

NOTE:
1. ALL 90 DEGREE TURNS SHALL BE MEGA LUGGED.



THRUST BLOCK DETAILS



DUAL LONG WATER LINE TAP DETAIL

REGISTERED PROFESSIONAL ENGINEER SEAL — CHARLES K. HOWARD 19286 — OKLAHOMA

Charles K. Howard 5/1/22

DATE OF PRINTS:				
CHK'D FOR DTY BY:			CITY OF SALLISAW, OKLAHOMA	
DESIGNED BY:				
CHECKED BY:			PLANS PREPARED BY: JR DONELSON, INC. CA#0,561 EXP.DATE: 6/30/23	
DRAWN BY:			12830 SO. MEMORIAL DR., OFFICE 150, BIXBY, OKLAHOMA 74008 PHONE: 918-394-3030	
REVISION	BY	DATE	PLAN SCALE: 1" =	APPROVED:
			WATER LINE DETAILS	
			PROFILE SCALE: HORIZONTAL 1" =	RECOMMENDED:
			VERTICAL 1" =	RECOMMENDED:
			FILE: DRAWING: SALLISAWWDETS0192	DATE: 5/1/2022
			ATLAS PAGE NO:	SHEET 3 OF 3 SHEETS

DATE OF PRINTS: